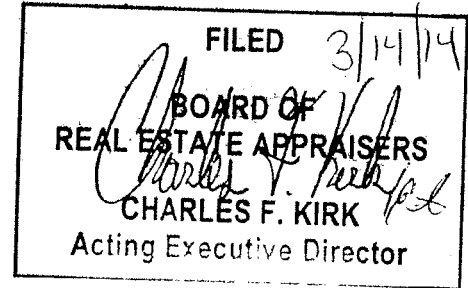


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JOHN J. HOFFMAN  
ACTING ATTORNEY GENERAL OF NEW JERSEY  
Division of Law - 5th Floor  
124 Halsey Street  
P.O. Box 45029  
Newark, New Jersey 07101  
Attorney for New Jersey State Real  
Estate Appraisers Board



By: Barbara Lopez  
Deputy Attorney General  
(973) 648-7454

STATE OF NEW JERSEY  
DEPARTMENT OF LAW & PUBLIC SAFETY  
DIVISION OF CONSUMER AFFAIRS  
NEW JERSEY STATE REAL ESTATE  
APPRAISERS BOARD

IN THE MATTER OF THE LICENSE	:	
OR CERTIFICATION OF	:	
	:	Administrative Action
WILLIAM A. COMMITTEE	:	
License No. 42RC00252500	:	
	:	CONSENT ORDER
TO ENGAGE IN THE PRACTICE OF	:	
REAL ESTATE APPRAISING	:	
IN THE STATE OF NEW JERSEY	:	

This matter was opened to the New Jersey State Board of Real Estate Appraisers ("Board") upon receipt of information concerning an appraisal report prepared by William A. Committee ("Respondent") for property located at 39 Jennifer Court, Marlboro, New Jersey (effective date of appraisal November 2, 2011, date of report November 10, 2011). Respondent held New Jersey license number 42RA00374800 as a State Licensed

Residential Real Estate Appraiser from March 2004 until April 2012 when his license was upgraded to State Certified Residential Real Estate Appraiser, number 42RC00252500.

In reviewing this matter, the Board has considered available information including the complaint form and its attachments, Respondent's reply to the complaint form, Respondent's complete work file, and Respondent's testimony when he appeared before the Board on October 10, 2013.

Respondent did not perform the interior inspection of the property. Respondent experienced car trouble and sent his wife to do the interior inspection and to take pictures. Respondent failed to report that he had not conducted the interior inspection and that he had received significant real property appraisal assistance. The Board therefore finds that in preparing the report, Respondent violated numerous provisions of the Uniform Standards of Professional Appraisal Practice ("USPAP") (2010-2011 Edition, effective January 1, 2010 through December 31, 2011) including the following:

1. Conduct section of the Ethics Rule in that it was misleading for Respondent to not perform the interior inspection;

2. Standards Rule 2-1(a) in that Respondent produced the report in a misleading manner by failing to report that he did not do the interior inspection; and

3. Standards Rule 2-2(b)(vii) in that Respondent failed to summarize the scope of work used to develop the appraisal by failing to summarize the extent of the significant real property appraisal assistance.

The Board concludes that, by failing to ensure that the subject property appraisal conformed to the requirements of the USPAP, Respondent violated N.J.A.C. 13:40A-6.1 and engaged in professional misconduct. The Board thus finds that cause for formal action against Respondent exists pursuant to N.J.S.A. 45:1-21(e) and (h).

The parties desiring to resolve this matter without need for further proceedings, and the Board being satisfied that good cause exists for the entry of the within Order;

IT IS on this 14<sup>th</sup> day of MARCH, 2014

ORDERED and AGREED:

1. Respondent is hereby reprimanded for his violation of N.J.S.A. 45:1-21(e) and (h).

2. Respondent is hereby assessed costs in the amount of one hundred fifty-nine dollars and twenty-five cents (\$159.25). Payment shall be made by certified check or money order payable

to "State of New Jersey," delivered or mailed to Charles F. Kirk, Executive Director, New Jersey State Board of Real Estate Appraisers, P.O. Box 45032, Newark, New Jersey 07101. Payment shall be made no later than 15 days after the date of filing of this Order. In the event Respondent fails to make a timely payment, a certificate of debt shall be filed in accordance with N.J.S.A. 45:1-24 and the Board may bring such other proceedings as authorized by law.

NEW JERSEY STATE REAL  
ESTATE APPRAISER BOARD

By: Cheryle A. Randolph-Sharpe /PA  
Cheryle A. Randolph-Sharpe  
Board President

I have read and understand  
this Order, agree to the entry  
of this Order as a matter  
of public record, and agree to be  
bound by the terms above.

William A. Committee  
William A. Committee  
License # 42RC00252500